043.0	0007	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	860,000	/	860,000
USE VALUE:	860,000	/	860,000
ASSESSED:	860,000	/	860,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	PARK ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY SCOTT D
Owner 2:	
Owner 3:	
Street 1:	29 CENTRE ST
Street 2:	
Twn/City:	DOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	02030 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,688 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1865, having primarily Vinyl Exterior and 1872 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4688.000	411,500		448,500	860,000
Total Card	0.108	411,500		448,500	860,000
Total Parcel	0.108	411,500		448,500	860,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.40 | /Parcel: 459.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30692
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!3701!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	411,600	0	4,688.	448,500	860,100	860,100	Year End Roll	12/18/2019
2019	104	FV	356,800	0	4,688.	476,500	833,300	833,300	Year End Roll	1/3/2019
2018	104	FV	356,800	0	4,688.	347,600	704,400	704,400	Year End Roll	12/20/2017
2017	104	FV	335,300	0	4,688.	302,700	638,000	638,000	Year End Roll	1/3/2017
2016	104	FV	335,300	0	4,688.	257,900	593,200	593,200	Year End	1/4/2016
2015	104	FV	281,700	0	4,688.	252,300	534,000	534,000	Year End Roll	12/11/2014
2014	104	FV	281,700	0	4,688.	207,400	489,100	489,100	Year End Roll	12/16/2013
2013	104	FV	292,400	0	4,688.	197,300	489,700	489,700		12/13/2012

PRINT

Date	Time
12/10/20	18:52:57

LAST REV

Date	Time
05/14/19	14:49:37
apro	
3701	

USER DEFINED

Prior Id # 1:	30692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY DAVID	29947-28		3/23/1999	Estate/Div	235,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2018	122	Insulate	6,004	C				
6/5/2001	395	Re-Roof	5,100	C				
11/17/1998	794	Redo Kit	15,000					REMODEL KITCHEN/BA
2/3/1998	61	Redo Bat	5,000					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
4/22/2009	Measured	163	PATRIOT
4/29/2000	Inspected	243	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4688		Sq. Ft.	Site		0	80.	1.20	1									448,510						448,500	

Total AC/HA: 0.10762 | Total SF/SM: 4688 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,510 | Spl Credit | Total: 448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1865	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21089745
Const Adj.:	0.98255032
Adj $ / SQ:	166.567
Other Features:	122750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505554
Depreciation:	94033
Depreciated Total:	411521

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	4	2	
Totals			
2	9	5	

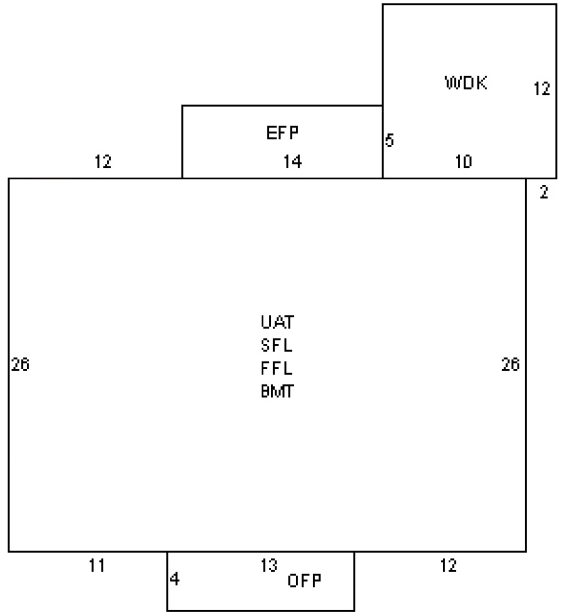
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.57
Special Features:	0	Val/Su Net:	124.40
Final Total:	411500	Val/Su SzAd	219.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	49.970	46,772
FFL	First Floor	936	166.570	155,907
SFL	Second Floor	936	166.570	155,907
UAT	Upper Attic	234	66.630	15,591
WDK	Deck	144	12.720	1,831
EFP	Enclos Porch	70	64.960	4,547
OFP	Open Porch	52	43.230	2,248
	Net Sketched Area:	3,308	Total:	382,803
Size Ad	1872	Gross Are	4010	FinArea 1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	